

# Department of Planning and Development Update on Fulton Market Planning Efforts

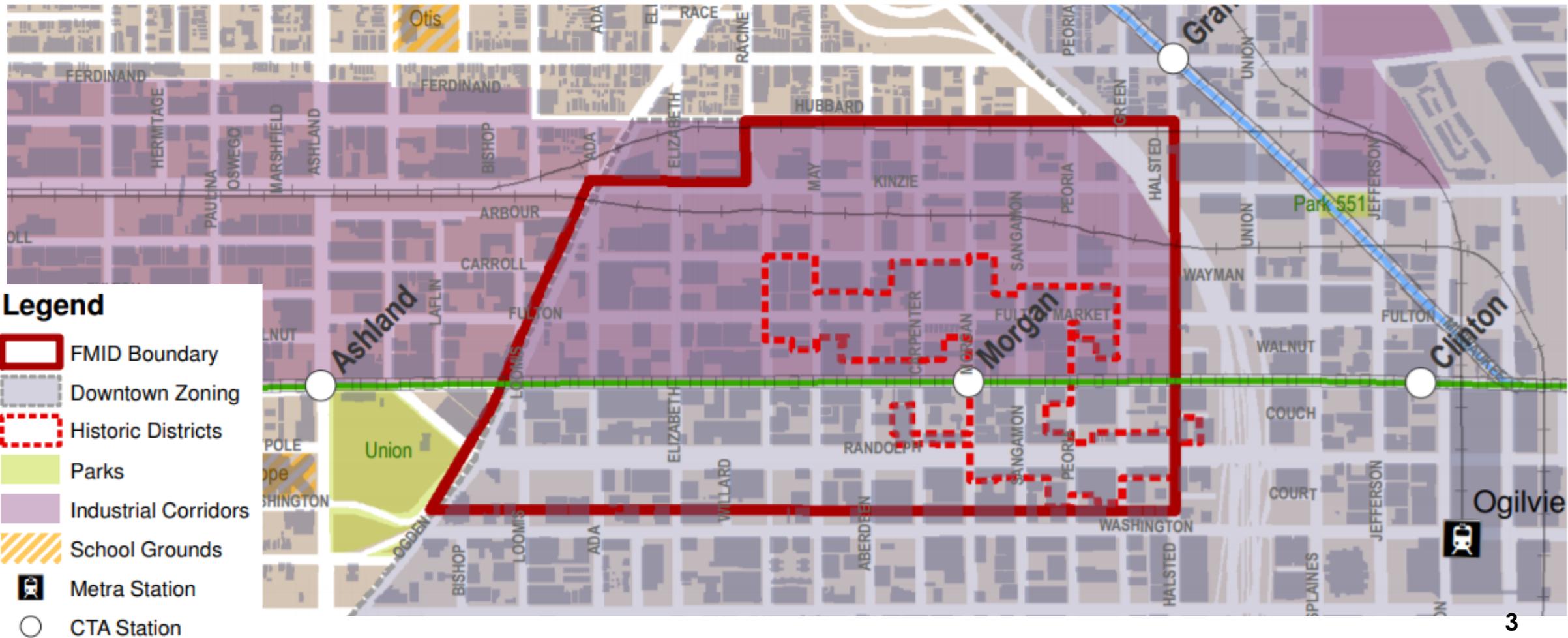
September 17, 2020



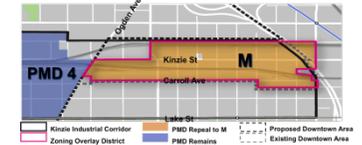
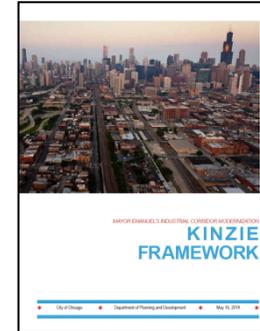
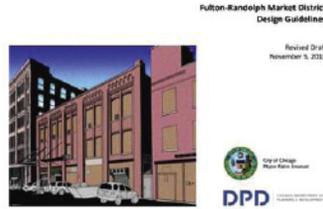
# Informational Update

1. Fulton Market Context
2. Previous Planning Initiatives
3. Kinzie Infrastructure Study
4. PD Stats & Market Conditions
5. Current Planning Efforts

# ★ Context Map



# ★ Previous Area Plans & Initiatives



**2014**  
**Land use guidelines**  
 Protect historic resources  
 Design guidelines

**2015**  
 Protection of historic buildings within Landmark District

**2017**  
 Guidelines for appropriate rehabilitation, additions, and new construction in landmark district

**2017**  
 Enhance public realm, tower setbacks, transition of scale, high quality materials and façade treatments

**2019**  
 Protect existing industrial uses in PMD and provide a buffer area

**2017 & 2019**  
 Zoning changes to remove PMD east of Ogden, retain PMD west of Ogden with buffer zone

# ★ Kinzie Infrastructure Study 2019-2020

The goals of the study was to identify:

1. Existing infrastructure conditions
2. Opportunity sites that may be developed in the future
3. Prioritize improvements for the area



# 1. Existing infrastructure conditions

23 blocks of missing sidewalks

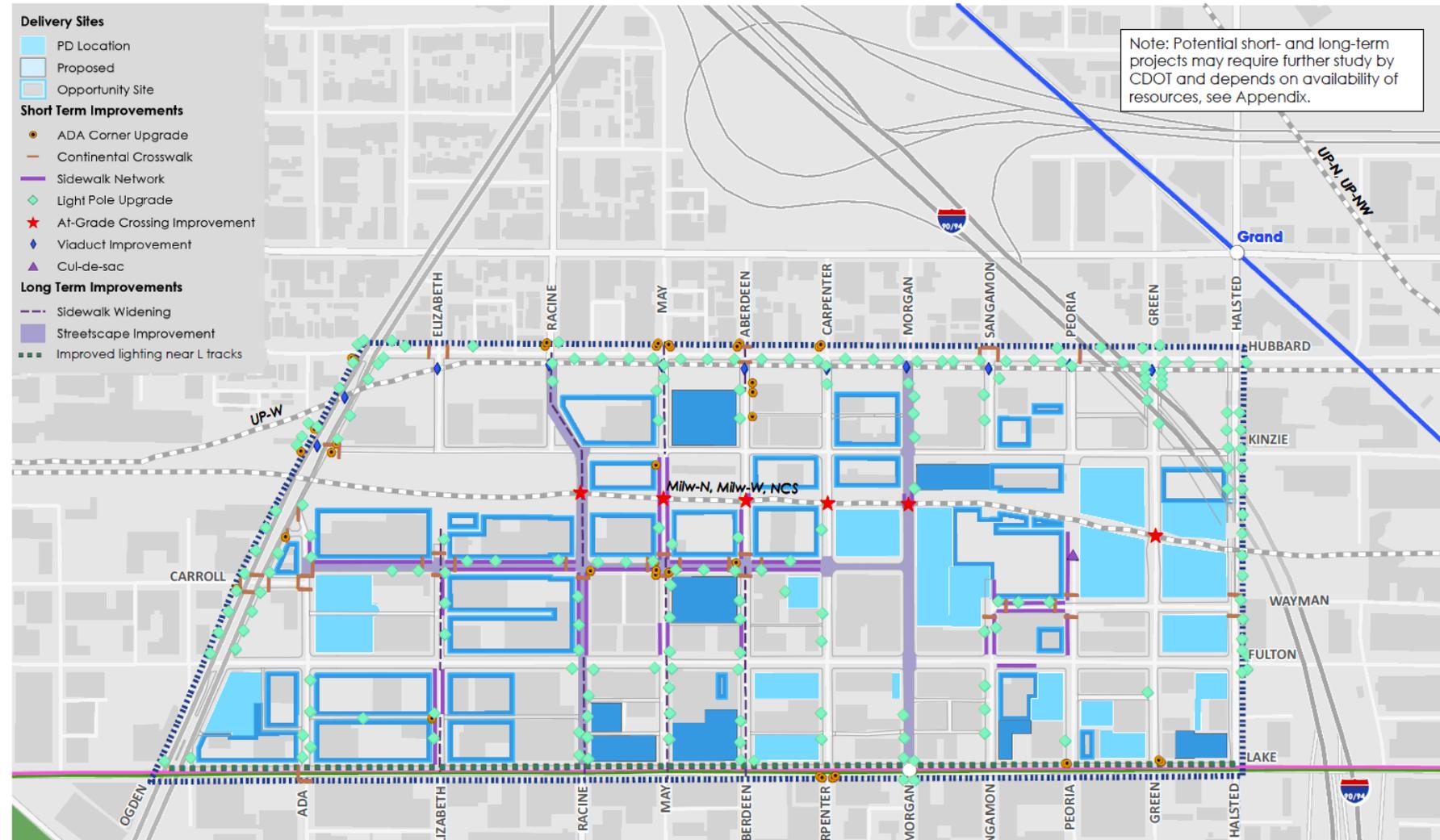
43 crosswalk upgrades

33 ADA corner upgrades

182 light pole upgrades

6 Metra crossing improvements

Areas most prone to 5-year flooding events:  
western part of Carroll and Lake Streets





### 3. Infrastructure Priorities

#### Short term priorities include:

- at-grade Metra crossing improvements
- install missing sidewalks, crosswalks, and ADA corners
- replace/upgrade light poles
- add Divvy/bicycle stations

#### Longer-term priorities include and may require additional study by CDOT:

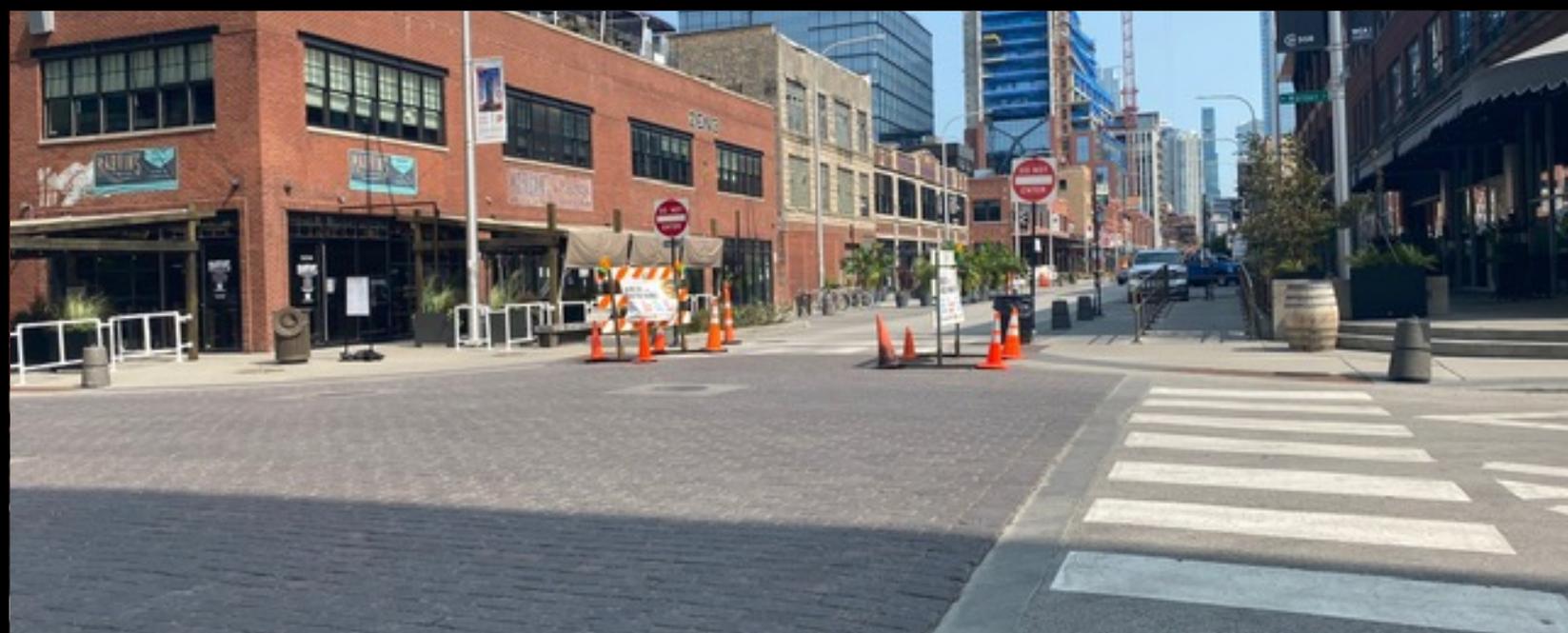
- bury utilities
- viaduct improvements
- select new bike lanes
- select street network and section improvements



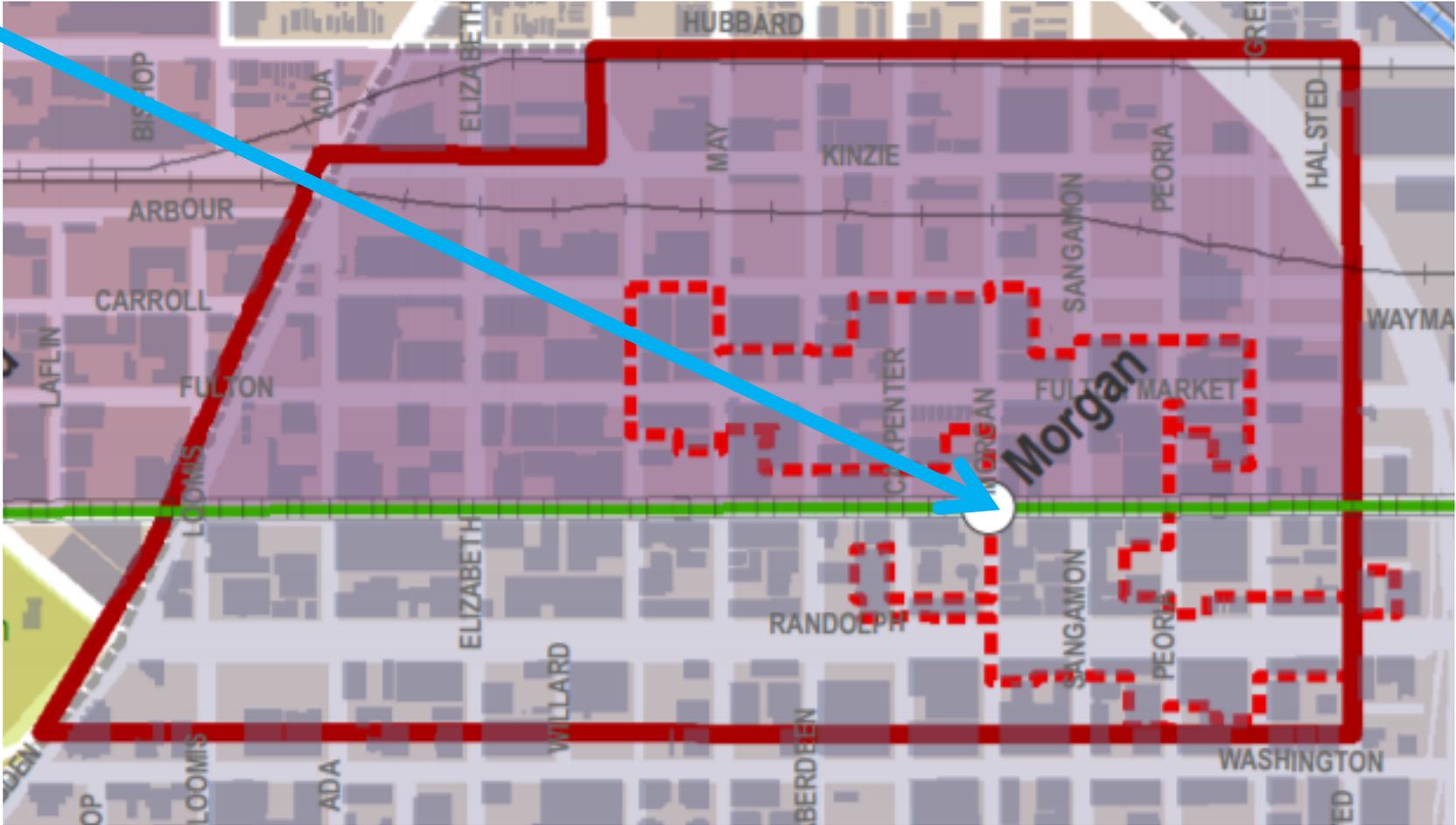


**OVER \$58  
MILLION**

**In area infrastructure and  
transit improvements by the  
City**



# Morgan CTA Station completed in 2012



**5.6%**

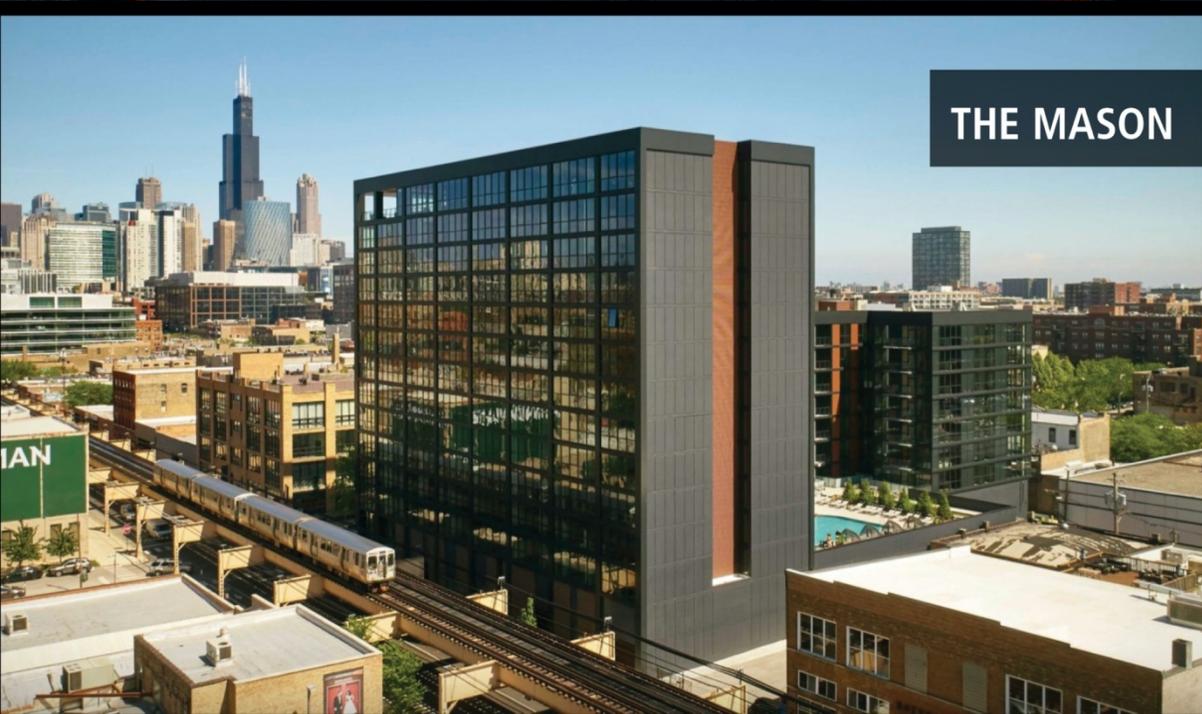
Increase in ridership at the CTA Morgan Station from 2018 to 2019

**1,105,090**

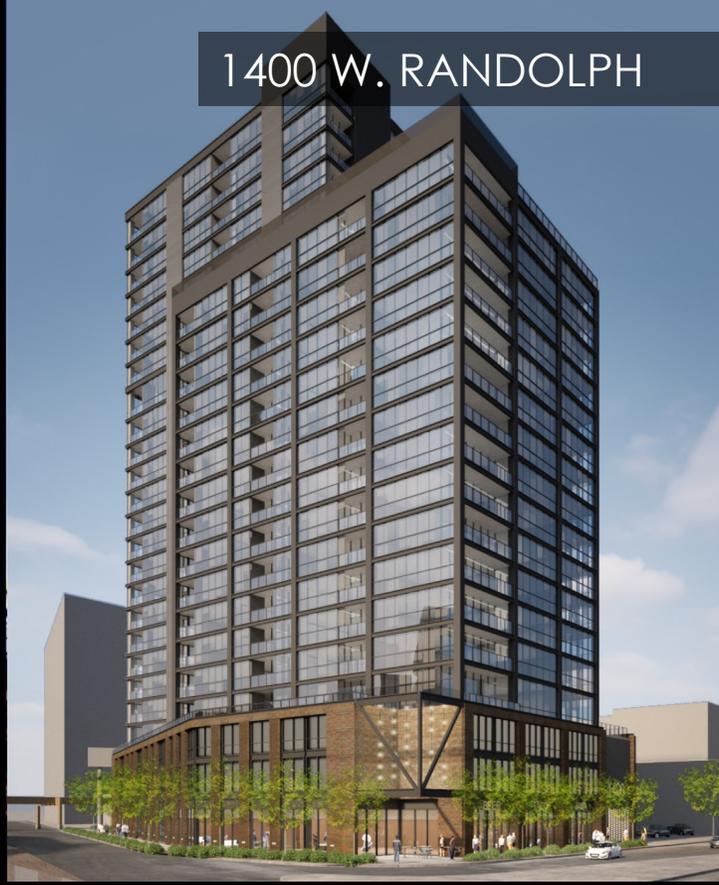
Ridership in 2019 at the CTA Morgan Station



1150 W. LAKE



THE MASON



1400 W. RANDOLPH



1440 W. RANDOLPH

**3,644**

**TOTAL  
RESIDENTIAL UNITS  
APPROVED,  
COMPLETED, OR  
UNDER  
CONSTRUCTION  
IN THE FULTON  
MARKET AREA,**

**SOUTH  
OF LAKE  
STREET**



ACE HOTEL



HYATT HOUSE



NOBU HOTEL



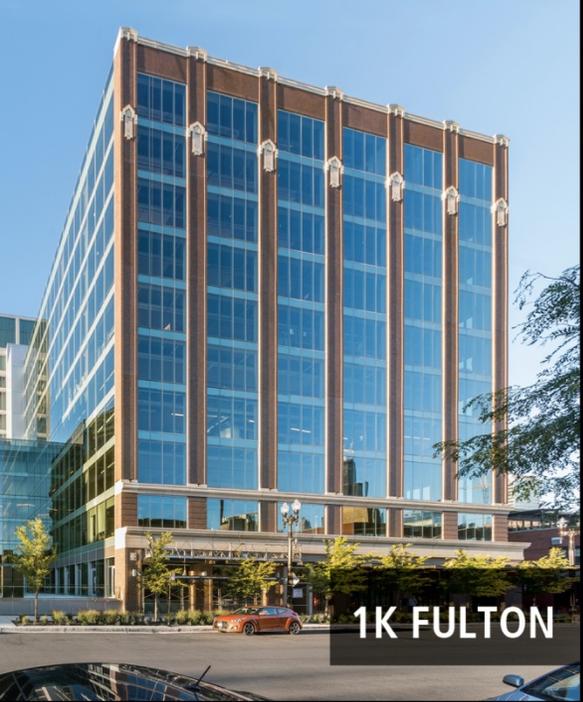
SOHO HOUSE CHICAGO



THE HOXTON

1,702

TOTAL HOTEL KEYS  
APPROVED, COMPLETED, OR  
UNDER CONSTRUCTION IN  
THE FULTON MARKET AREA



**1K FULTON**



**WEWORK FULTON MARKET**



**333 N. GREEN**



**811 W. FULTON**



**167 N. GREEN**



**MCDONALD'S HEADQUARTERS**



**328 N. CARPENTER**

**8.1** MILLION SQUARE FEET OF OFFICE COMPLETED, UNDER CONSTRUCTION OR APPROVED



# Current Market Conditions

## Nationally:

- US gross domestic product shrank 32.9% annualized pace from Q2 to Q1\*
- Increasing unemployment claims, 17 million as of July 18<sup>th</sup>\*
- Reduced payroll by \$14.5M compared to pre-pandemic\*

## Locally:

- Chicago downtown apartment occupancy rate down to 89.2% in Q2 2020\*
- Occupancy at downtown hotels was below 20% as of mid-June\*
- CTA rail ridership and O'Hare air traffic were down ~87% and ~90% at their peaks\*\*
- City 2021 budget shortfall \$1.2 billion

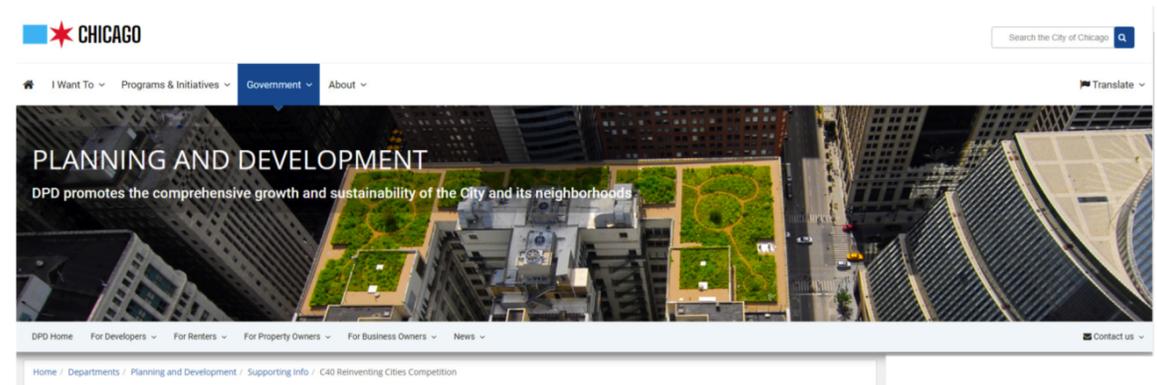
• Data from *Crain's Chicago Business*

\*\* Data from *Chicago Recovery Task Force Report*



# Current Planning and Implementation Efforts

- DPD's Small Business Resource Guide
- Closure of Randolph Service Roads and Fulton Market – restaurant outdoor seating
- DPD West Loop Resources webpage, including Kinzie Infrastructure Study
- Metra At-Grade Crossing Improvements
- Utility Coordination and Review



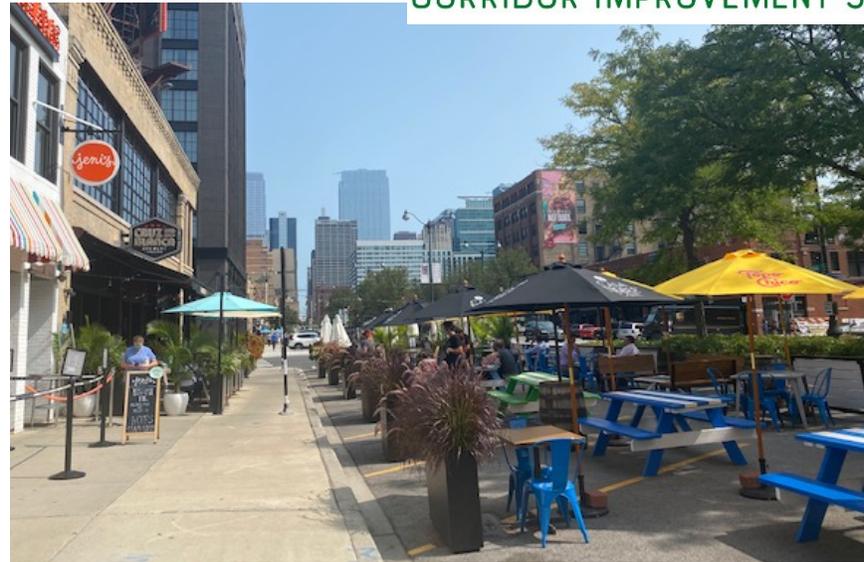
## WEST LOOP RESOURCE GUIDE

To better guide the development of the West Loop, the City of Chicago Department of Planning and Development (DPD) has gathered maps, plans, ongoing initiatives, and other resources in one place for easier access. These documents will be used when DPD reviews proposed projects, therefore to maintain an expeditious review, it is highly recommended that proposals utilize these resources to the fullest extent possible and reference/cite, the relevant aspects of the resources provided below.

# ★ Current Planning and Implementation Efforts

CDOT-led projects and on going studies:

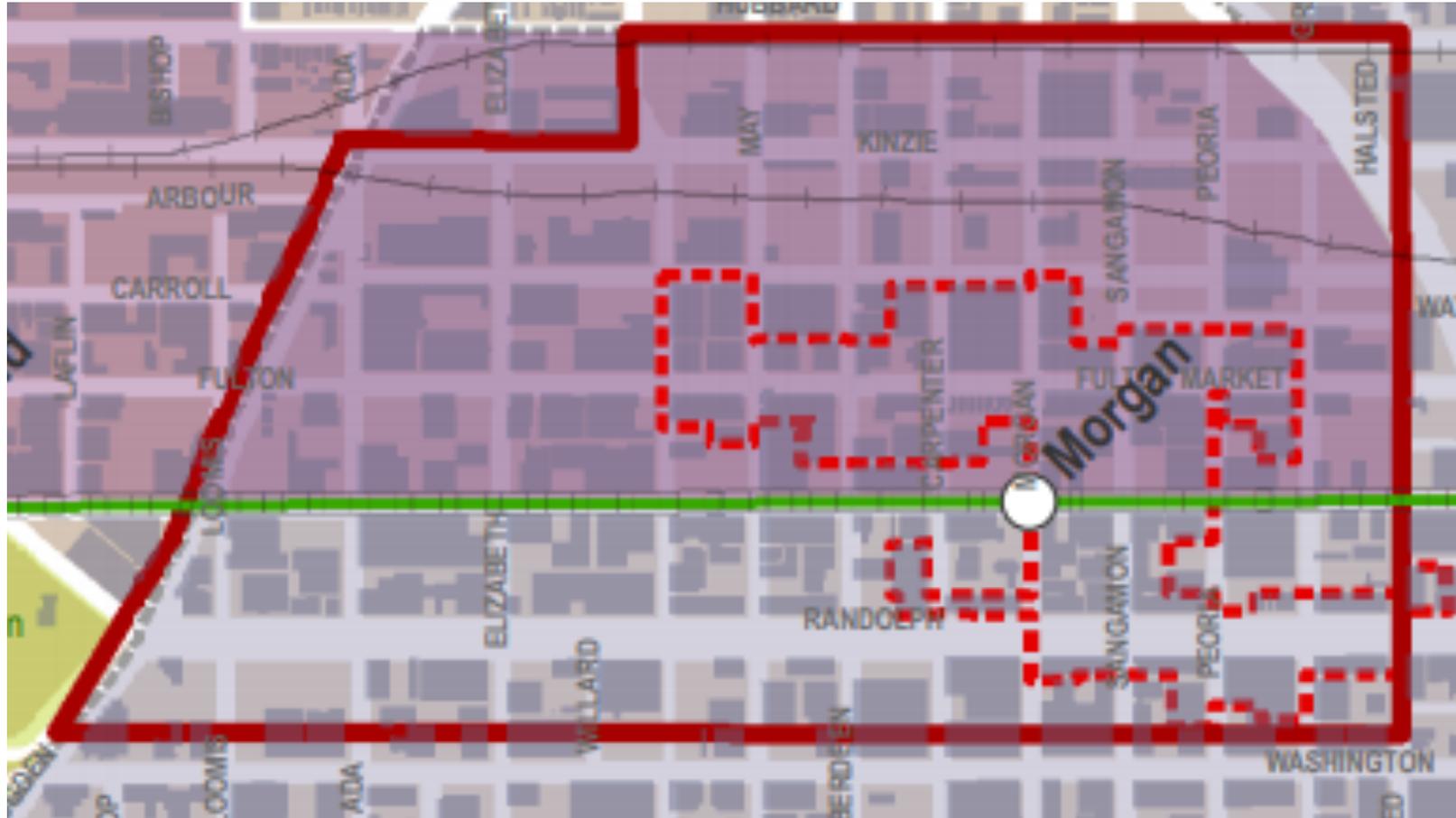
- Lake Street improvements
- Feasibility study for a new Metra infill Station
- Randolph Street corridor improvement study



# ★ Fulton-Market Plan Update

DPD to Update 2014  
Fulton-Market Plan to  
consider new residential  
land uses north of Lake  
Street.

Consistent with Section 17-  
8-0903, DPD will  
concurrently start reviewing  
proposed residential  
developments north of Lake  
on a case-by-case basis.



★ Questions?

